

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WALL LAKE
Local Government Number: 81G769

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL	81002	1
WALL LAKE BIODIESEL URBAN RENEWAL	81005	1
WALL LAKE BIODIESEL URBAN RENEWAL	81006	1

TIF Debt Outstanding: 166,891

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2015 Cash Balance
as of 07-01-2015:	134,373	0	Restricted for LMI

TIF Revenue:	77,424
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	77,424

Rebate Expenditures:	21,961
Non-Rebate Expenditures:	146,179
Returned to County Treasurer:	0
Total Expenditures:	168,140

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2016 Cash Balance
as of 06-30-2016:	43,657	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -44,906

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL
 UR Area Number: 81002
 UR Area Creation Date: 04/2000
 UR Area Purpose: See UR Plan "Comm TIF-State"

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY/EAST SAC SCH/WALL LAKE 1999 COM TIF INCREMENT	81061	81062	1,779,600

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	883,810	1,613,450	1,734,340	0	-7,408	4,224,192	0	4,224,192
Taxable	0	492,574	1,452,105	1,560,906	0	-7,408	3,498,177	0	3,498,177
Homestead Credits									15

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

78,339

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 45,213
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 45,213

Rebate Expenditures: 21,961
 Non-Rebate Expenditures: 44,107
 Returned to County Treasurer: 0
Total Expenditures: 66,068

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

57,484

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

Projects For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

Rebates

Description:	Urban Renewal
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rebates

Description:	Urban Renewal
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Interfund Loans

Description:	transfer money back to gen fund
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

Cookies Food Products

Debt/Obligation Type:	Rebates
Principal:	16,876
Interest:	0
Total:	16,876
Annual Appropriation?:	Yes
Date Incurred:	01/01/2003
FY of Last Payment:	2019

Cook Siding Supply

Debt/Obligation Type:	Rebates
Principal:	1,741
Interest:	0
Total:	1,741
Annual Appropriation?:	Yes
Date Incurred:	01/01/2001
FY of Last Payment:	2017

Cornbelt Telephone Co.

Debt/Obligation Type:	Rebates
Principal:	2,095
Interest:	0
Total:	2,095
Annual Appropriation?:	Yes
Date Incurred:	01/01/2005
FY of Last Payment:	2016

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	44,107
Interest:	0
Total:	44,107
Annual Appropriation?:	No
Date Incurred:	11/01/2014
FY of Last Payment:	2016

Non-Rebates For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

TIF Expenditure Amount:	44,107
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	Interfund Loans

Rebates For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

614 West 1st Street

TIF Expenditure Amount:	13,919
Rebate Paid To:	Cookies Food Products
Tied To Debt:	Cookies Food Products
Tied To Project:	Rebates
Projected Final FY of Rebate:	2019

606 West 1st Street

TIF Expenditure Amount:	3,063
Rebate Paid To:	Cook Siding Supply
Tied To Debt:	Cook Siding Supply
Tied To Project:	Rebates
Projected Final FY of Rebate:	2017

108 Main Street

TIF Expenditure Amount:	4,979
Rebate Paid To:	Cornbelt Telephone
Tied To Debt:	Cornbelt Telephone Co.
Tied To Project:	Rebates
Projected Final FY of Rebate:	2016

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL (81002)
 TIF Taxing District Name: WALL LAKE CITY/EAST SAC SCH/WALL LAKE 1999 COM TIF INCREMENT
 TIF Taxing District Inc. Number: 81062
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	883,810	1,613,450	1,734,340	0	-7,408	4,224,192	0	4,224,192
Taxable	0	492,574	1,452,105	1,560,906	0	-7,408	3,498,177	0	3,498,177
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,452,000	1,779,600	1,779,600	0	0

FY 2016 TIF Revenue Received: 45,213

Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL
 UR Area Number: 81005
 UR Area Creation Date: 09/2004

See Attached UR Plan
 "Comm_TIF-State" This areas plan
 is the same as the first Commercial
 Districts Plan. The Bio-Diesel
 Ordinance is a collection of all Tif
 Ordinances and the amendment in
 2009.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY AG/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	81070	81071	3,407

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,320	0	0	0	0	0	23,320	0	23,320
Taxable	10,425	0	0	0	0	0	10,425	0	10,425
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL (81005)
 TIF Taxing District Name: WALL LAKE CITY AG/EAST SAC SCH/WALL LAKE BIODIESEL TIF
 INCREMENT
 TIF Taxing District Inc. Number: 81071
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,320	0	0	0	0	0	23,320	0	23,320
Taxable	10,425	0	0	0	0	0	10,425	0	10,425
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,913	3,407	3,407	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL
 UR Area Number: 81006

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	81072	81073	1,273,095

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,259,050	1,352,910	0	0	2,611,960	0	2,611,960
Taxable	0	0	1,133,145	1,217,619	0	0	2,350,764	0	2,350,764
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **56,034** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 32,211
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 32,211

Rebate Expenditures: 0
 Non-Rebate Expenditures: 102,072
 Returned to County Treasurer: 0
Total Expenditures: 102,072

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **-13,827** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WALL LAKE BIODIESEL URBAN RENEWAL

Purchase Main St Lots

Description:	purchase lots to remove buildings and provide area for commercial buildings
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Interfund Loan Transfers

Description:	transfer money back to Gen Fund
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WALL LAKE BIODIESEL URBAN RENEWAL

Bank Loan Lots Purchase

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	524
Total:	70,524
Annual Appropriation?:	No
Date Incurred:	08/01/2015
FY of Last Payment:	2015

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	31,548
Interest:	0
Total:	31,548
Annual Appropriation?:	No
Date Incurred:	11/01/2014
FY of Last Payment:	2016

Non-Rebates For WALL LAKE BIODIESEL URBAN RENEWAL

TIF Expenditure Amount:	70,524
Tied To Debt:	Bank Loan Lots Purchase
Tied To Project:	Purchase Main St Lots

TIF Expenditure Amount:	31,548
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	Interfund Loan Transfers

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL (81006)
 TIF Taxing District Name: WALL LAKE CITY/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT
 TIF Taxing District Inc. Number: 81073
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,259,050	1,352,910	0	0	2,611,960	0	2,611,960
Taxable	0	0	1,133,145	1,217,619	0	0	2,350,764	0	2,350,764
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,338,866	1,273,094	1,273,095	-1	0

FY 2016 TIF Revenue Received: 32,211